

**AFFORDABLE HOUSING COMMITTEE  
MINUTES OF FEBRUARY 18, 2004  
TADMUCK COMMUNITY CENTER  
7:15 A.M.**

Members Present: Christopher A. Romeo (Chair), Scott Hazleton, Andrea P. Sweet, Ann Eno, Jim Silva, Diane Holmes, Absent: Mary Trubey, Carl Lyman, Douglas Deschenes, Lauren Coffey, Elaine Nickerson, Bruce Caldwell, Norman Khumalo Non voting members present: Chris Pude, Jennifer Burke

Guests: John Ryan, Development Cycles, Jeff Arsenault & Steve Joncas, Common Ground

Updates:

Ms. Pude said that she had received calls regarding a unit available at Haystack. She had the idea that the Town could buy down the unit and the buyer would agree to a deed restriction. The property would then be brought back into the Affordable Housing inventory. Ms. Pude said she would explore this option with the state and report back to the Committee.

Veteran's Memorial Complex:

Mr. Romeo asked the Committee to think about Town Meeting issues. He is concerned that Common Ground keeps referring to the money left over from the fill placement. That money is not available to be used. The Committee has to request the money be made available. The consensus of the group was that the Committee should not ask Town Meeting for the extra money. Mr. Romeo also asked Mr. Hazleton to try and setup a meeting with the Permanent Town Building Committee to discuss this project.

Mr. Romeo asked Common Ground to explain the so-called "financial gap" that they see in the project. Mr. Joncas explained that they have met with engineers and architects. They are trying to do this project as economically as possible. There is no difference between stick construction and modular construction. They will use stick for the VMC. They are waiting for the predevelopment loan to kick in for the architecture to begin. The total budget is now at the \$2.7 million range. Mr. Joncas indicated that they had always planned on using the extra CPA funds for this project. The site has not been delivered as originally stated and there is additional grading that needs to be done.

Mr. Joncas indicated that As-Builts are still needed. It is clear that there may not be any done. Their engineer is willing to do them if the Committee gives the OK. Ms. Peraner-Sweet said that she would talk to Ken Morgan about the as-builts.

Affordable Housing Plan:

Mr. Ryan presented the Committee with the Draft Action Plan for review. He specifically reviewed each of the Strategic Actions for comment on inclusion in the plan. There was

consensus that all but one of the Actions should be included with minor amendments. There was much debate and discussion regarding Action #20 Develop Performance Standards Guidelines. Mr. Romeo & Mr. Silva were strong supporters that the item be included because they felt it was important to maintain a hand in the special committee and that it would help in gaining support from Sam Frank. Ms. Peraner-Sweet and Ms. Burke disagreed and felt that performance standards should not be part of the plan. Mr. Ryan asked for the rest of the group's thoughts on inclusion. Ms. Eno, Ms. Holmes, and Ms. Pude all felt it should not be part of the Plan. Mr. Hazelton thought it should. The group decided have the whole committee vote on the issue at the next meeting.

Mr. Ryan asked about the schedule to complete work. He is contracted for one more meeting with the Committee and the presentation to the Board of Selectmen. The Committee decided to prepare a presentation to the Selectmen for their meeting on March 23, 2004. Mr. Ryan would attend another meeting after the Selectmen's presentation.

Meeting Dates:

The next meeting will be March 3, 2004 at 7:15 a.m.

Meeting adjourned at 9:00 a.m.